



32 Chapel Wood New Ash Green

- Three Bedroom Mid Terrace Home
- Sought After Chapel Wood Location
- Spacious Living Room/Dining Area with Garden Access
- Gas Central Heating
- Double Glazing Throughout
- South Facing Rear Garden
- Garage Enbloc

Price Guide
£335,000





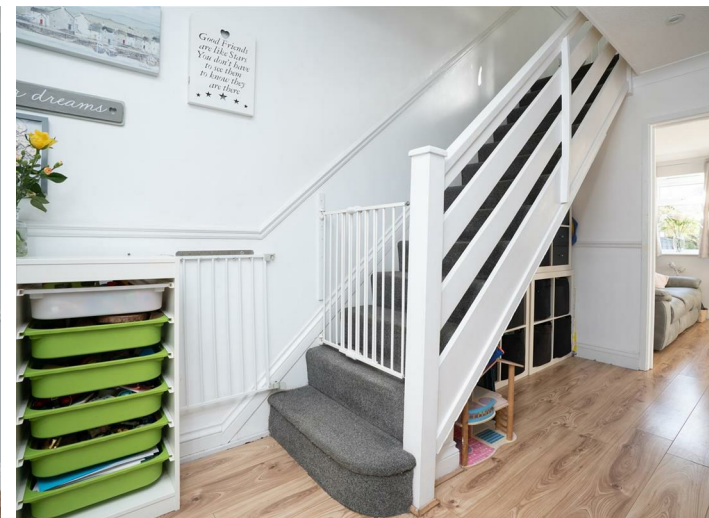
PRICE RANGE: £335,000 - £345,000. A delightful mid terrace three bedroom house located on the very edge of the village. The property offers excellent living accommodation and boasts a south facing rear garden. Other features include: gas central heating, double glazing, garage in nearby block.

The ground floor provides a welcoming entrance hallway, there is a downstairs cloakroom, a generous living room/dining area with excellent natural light and double glazed French doors to the rear garden - perfect for entertaining or relaxing. The layout flows effortlessly into a well proportioned fitted kitchen with integrated oven and hob and ample storage and worktop space.

Upstairs, the property offers two double bedrooms and one smaller third bedroom, all served by a family bathroom.

Externally, the south facing rear garden provides a private outdoor space ideal for children, pets, or summer gatherings. The property also benefits from a garage enbloc, providing secure parking or additional storage.

Located within walking distance of local shops, schools, woodland walks and village amenities, this home combines peaceful surroundings with excellent community living. New Ash Green is renowned for its



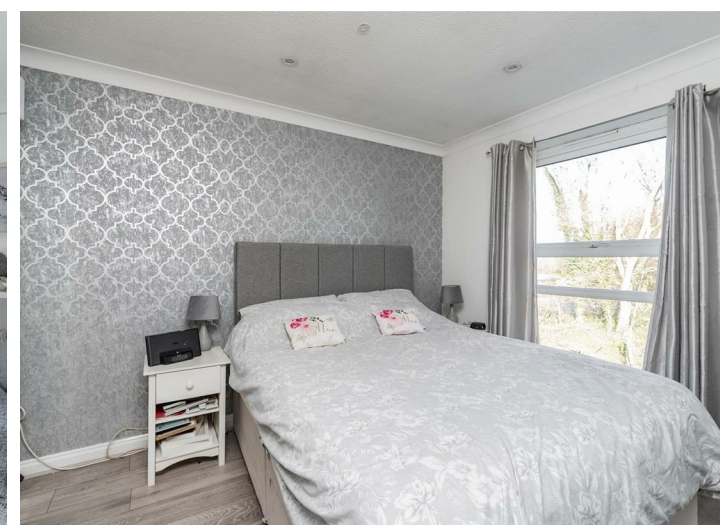
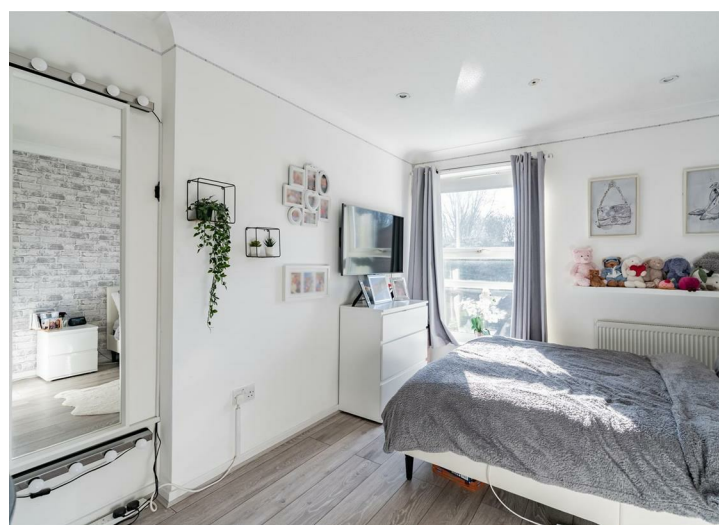
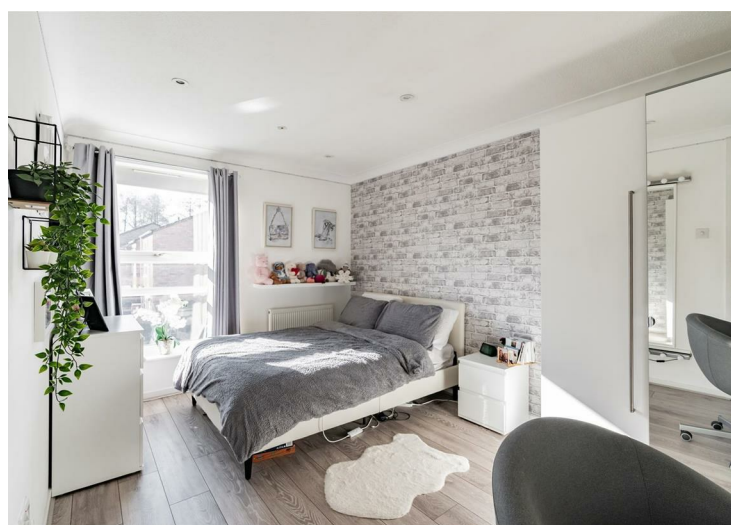


green spaces, pedestrian pathways and strong village atmosphere, making it a highly desirable place to live.

Tenure: Freehold

Council Tax Band: C

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



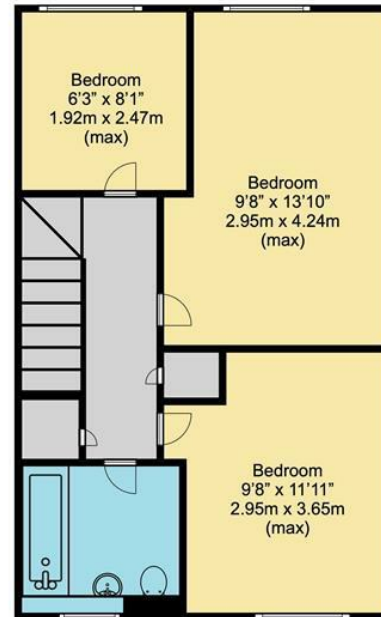
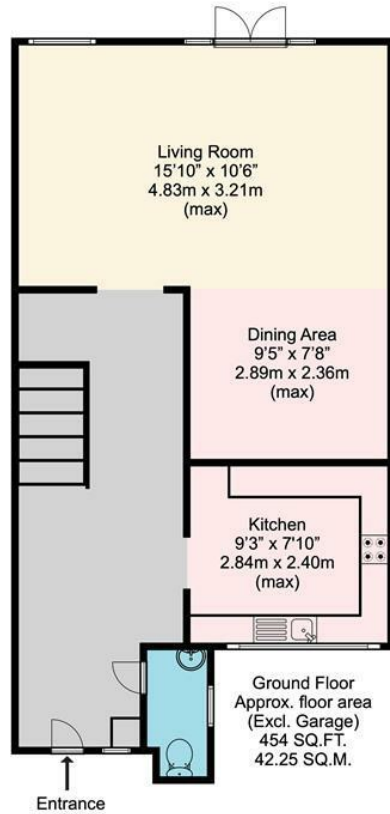


Approx. total
floor area
(Excl. Garage)
870 SQ.FT.
80.89 SQ.M.



Garage
16'11" x 8'3"
5.16m x 2.54m
(max)

Garage
141 SQ.FT.
13.10 SQ.M.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102 (max) A	81
81 (min) B	77
69 (min) C	
55 (min) D	
43 (min) E	
31 (min) F	
19 (min) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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